

# **PARKSIDE AT BAKER RANCH RESIDENTIAL PROJECT DRAFT INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION**

## **PREPARED FOR:**

City of Lake Forest, Development Services Department  
25550 Commercentre Drive, Suite 100  
Lake Forest, CA 92630  
Contact: Carrie Tai, AICP  
(949) 461-3466

## **PREPARED BY:**

ICF International  
1 Ada, Suite 100  
Irvine, CA 92618  
Contact: Charlie Richmond, AICP, LEED AP ND  
(858) 444-3911

September 2014





# Contents

---

List of Tables .....	iii
List of Figures.....	iv
List of Acronyms and Abbreviations .....	v

## Page

<b>Chapter 1 Introduction and Overview .....</b>	<b>1-1</b>
Overview.....	1-1
Preparation of an Initial Study/Mitigated Negative Declaration .....	1-1
Requirements of an Initial Study/Mitigated Negative Declaration .....	1-2
Environmental Issues Addressed.....	1-2
Document Organization and Content .....	1-2
<b>Chapter 2 Project Description and Environmental Setting .....</b>	<b>2-1</b>
Overview.....	2-1
Existing Setting .....	2-1
City of Lake Forest.....	2-1
Location and Surrounding Land Uses .....	2-1
Project Site History .....	2-2
Existing Site Conditions.....	2-2
Existing Land Use Designation and Zoning .....	2-3
Project Description .....	2-3
Tentative Tract Map.....	2-4
General Plan Amendment.....	2-4
Baker Ranch Planned Community Development Plan and Supplemental Text Amendment .....	2-4
Reclamation Plan Amendment .....	2-4
Project Construction.....	2-4
Required Discretionary Approvals (City of Lake Forest).....	2-5
Other Approvals .....	2-5
California Department of Transportation .....	2-5
<b>Chapter 3 Environmental Analysis.....</b>	<b>3-1</b>
Environmental Factors Potentially Affected .....	3-2
Determination .....	3-2
Evaluation of Environmental Impacts .....	3-3

I. Aesthetics.....	3-5
II. Agriculture and Forest Resources .....	3-10
III. Air Quality .....	3-13
IV. Biological Resources .....	3-26
V. Cultural Resources .....	3-34
VI. Geology and Soils.....	3-43
VII. Greenhouse Gas Emissions.....	3-50
VIII. Hazards and Hazardous Materials .....	3-57
IX. Hydrology and Water Quality .....	3-66
X. Land Use and Planning.....	3-76
XI. Mineral Resources .....	3-85
XII. Noise .....	3-89
XIII. Population and Housing.....	3-104
XIV. Public Services .....	3-106
XV. Recreation.....	3-112
XVI. Transportation/Traffic .....	3-114
XVII. Utilities and Service Systems .....	3-121
XVIII. Mandatory Findings of Significance.....	3-130
<b>Chapter 4 References .....</b>	<b>4-1</b>
<b>Chapter 5 List of Preparers .....</b>	<b>5-1</b>
City of Lake Forest Department of Development Services .....	5-1
Best, Best, and Krieger, LLP (Outside Counsel) .....	5-1
ICF International .....	5-1

## Appendices

- A Phase I Environmental Site Assessment
- B Air Quality Analysis
- C Health Risk Assessment and CO Hot-Spot Analysis
- D Status of Cultural Resources at the Baker Ranch Properties
- E Preliminary Geotechnical Evaluation
- F Hydrology Analysis
- G Conceptual Water Quality Management Plan
- H Noise Impact Analysis
- I Traffic Impact Analysis
- J Conditional Water and Sewer Will Serve Letter

# Tables

Table	On Page
3-1	Ambient Background Concentrations from the Mission Viejo Station (ARB 30002), and Costa Mesa - Verde Drive Station (ARB 30195) .....3-14
3-2	Federal and State Ambient Air Quality Standards .....3-16
3-3	Federal and State Attainment Status for Orange County Portion of the South Coast Air Basin .....3-17
3-4	SCAQMD Significance Thresholds (pounds per day) .....3-19
3-5	Proposed Project Criteria Pollutant Construction Emissions .....3-20
3-6	Proposed Project Criteria Pollutant Operational Emissions.....3-21
3-7	Estimate of Localized Construction Emissions (pounds per day) .....3-23
3-8	Estimate of Localized Operational Emissions (pounds per day) .....3-24
3-9	Health Risks for Proposed Project Residents.....3-25
3-10	Proposed Project GHG Construction Emissions .....3-52
3-11	Proposed Project GHG Operational Emissions.....3-52
3-12	Scoping Plan GHG Reduction Strategies and Project Compliance .....3-55
3-13	Designated Beneficial Uses for Surface Water Bodies in the Project Vicinity .....3-69
3-14	303(d) Listed Impairments Uses for Surface Water Bodies in the Project Vicinity .....3-69
3-15	General Plan and Baker Ranch Planned Community Development Plan and Supplemental Text Consistency Analysis .....3-79
3-16	Existing Traffic Noise Levels in Study Area .....3-90
3-17	City of Lake Forest Noise Ordinance Standards at Residential Properties.....3-91
3-18	City of Lake Forest General Plan Interior and Exterior Noise Standards .....3-91
3-19	Existing plus Project Traffic Noise Levels in Study Area.....3-94
3-20	Opening Year without Project Traffic Noise Levels in Study Area .....3-94
3-21	Opening Year with Project Traffic Noise Levels in Study Area .....3-95
3-22	Worst-Case Sports Park Noise at the Proposed Residences along Rancho Parkway ....3-99
3-23	Reaction of People and Damage to Buildings at Various Continuous Vibration Levels.....3-101
3-24	SVUSD Enrollment and Capacity Comparison for 2012–2013 .....3-107
3-25	Enrollment and Capacity Comparison for Schools within the Vicinity of the Project Site.....3-108
3-26	Student Generation from the Proposed Project.....3-110
3-27	Existing Peak Hour Intersection Capacity Analysis .....3-115
3-28	Project Traffic Generation Forecast.....3-117
3-29	Existing Peak Hour Intersection Capacity Analysis .....3-117
3-30	Existing Plus Project—Peak Hour Intersection Capacity Analysis.....3-118
3-31	Actual and Projected Water Deliveries 2010 through 2035 (acre-feet/year) .....3-122
3-32	Actual and Projected Water Supplies 2010 through 2035 (acre-feet/year).....3-122
3-33	Existing Landfill Conditions.....3-124
3-34	Estimated Utility Demands for the Proposed Project.....3-125
3-35	Parkside at Baker Ranch: Cumulative Projects List.....3-131
3-36	Year 2030 Peak Hour Intersection Capacity Analysis .....3-138

# Figures

---

Figure	Follows Page
2-1 Regional Location.....	2-2
2-2 Project Vicinity Map and Existing Conditions .....	2-2
2-3 Existing General Plan Land Use Designation.....	2-4
2-4 Existing Zoning .....	2-4
2-5 Tentative Tract Map.....	2-4
2-6 Proposed General Plan Land Use Designations .....	2-4
2-7 Reclamation Plan .....	2-4
3-1 Biological Resources – Vicinity.....	3-28
3-2 Biological Resources – Site.....	3-28
3-3 Study Intersection Locations.....	3-118
3-4 Cumulative Projects .....	3-134

# Acronyms and Abbreviations

---

$\mu\text{g}/\text{m}^3$	micrograms per cubic meter
ADT	average daily traffic
AERMOD	American Meteorological Society/Environmental Protection Agency Regulatory Model
AF	acre-feet
AHIP	Affordable Housing Implementation Plan
AQMPs	air quality management plans
ARB	Air Resources Board
ASTs	aboveground storage tanks
Basin	South Coast Air Basin
Basin Plan	Water Quality Control Plan
BMPs	best management practices
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
Cal Fire	California Department of Forestry and Fire Protection
Cal OSHA	California Division of Occupational Safety and Health
CalEEMod	California Emissions Estimate Model
Caltrans	California Department of Transportation
CAP	climate action plan
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
cfs	cubic feet per second
CGP	Construction General Permit
CH <sub>4</sub>	methane
CHP	California Highway Patrol
City	City of Lake Forest
CIWMB	California Integrated Waste Management Board
CMP	Congestion Management Program
CNDDb	California Natural Diversity Database
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	CO <sub>2</sub> equivalent

CRHR	California Register of Historical Resources
CSS	coastal sage scrub
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibels
dBA	A-weighted decibels
DCV	Design Capture Volume
DOT	Department of Transportation
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
EDR	Environmental Data Records, Inc.
EIR	environmental impact report
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FGC	Fish and Game Code
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
GHG	greenhouse gas
GWP	global warming potential
HCFCs	hydrofluorocarbons
HCP	Habitat Conservation Plan
HVAC	heating, ventilation, and air conditioning
I	Interstate
IBC	International Building Code
ICU	Intersection Capacity Utilization
IPCC	Intergovernmental Panel on Climate Change
IRWD	Irvine Ranch Water District
IS	initial study
ITE	Institute of Transportation Engineers
IWMD	Integrated Waste Management Department
kBTU	thousand British thermal unit
LAWRP	Los Alisos Water Reclamation Plan
LCFS	Low Carbon Fuel Standard
$L_{\max}$	maximum noise level
LOS	level of service
LSTs	localized significance thresholds
MATES III	Multiple Air Toxics Exposure Study III
MBTA	Migratory Bird Treaty Act
$\text{mg}/\text{m}^3$	milligrams per cubic meter
mgd	million gallons per day
mg/y	million gallons per year
MND	mitigated negative declaration



MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer Systems
MT	metric tons
MWD	Metropolitan Water District of Southern California
MWDOC	Municipal Water District of Orange County
MWh/year	megawatts per hour per year
N <sub>2</sub> O	nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
NETR	National Environmental Title Research
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O <sub>3</sub>	ozone
OA	Operational Area
OCFA	Orange County Fire Authority
OCSD	Orange County Sheriff's Department
OCTA	Orange County Transportation Authority
Pb	Lead
PFCs	perfluorocarbons
PM <sub>10</sub>	particulate matter less than or equal to 10 micrometers in diameter
PM <sub>2.5</sub>	particulate matter less than or equal to 2.5 micrometers in diameter
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppm	parts per million
PRC	Public Resources Code
project	Parkside at Baker Ranch Residential Project
RCRA	Resource Conservation and Recovery Act of 1976
RECs	Recognized Environmental Concerns
RPS	renewable portfolio standard
San Diego Water Board	San Diego Regional Water Quality Control Board
Santa Ana Water Board	Santa Ana Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison Company
SF <sub>6</sub>	sulfur hexafluoride
SIP	State Implementation Plan
SMARA	Surface Mining Reclamation Act of 1975
SO <sub>2</sub>	sulfur dioxide
SR	State Route
SRA	Source Receptor Area
SSC	Species of Special Concern
SVUSD	Saddleback Valley Unified School District
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board

TACs	toxic air contaminants
TIA	Traffic Impact Analysis
TMDL	total maximum daily loads
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
UST	underground storage tank
V/C	vehicle to capacity ratio
VMT	a vehicle-miles-traveled
WDR	Waste Discharge Requirement
Williamson Act	California Land Conservation Act of 1975
WQMP	Water Quality Management Plan

## **Overview**

The City of Lake Forest (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared this initial study (IS) and proposed mitigated negative declaration (MND) to evaluate the potential environmental effects associated with the proposed Parkside at Baker Ranch Residential Project (project), located on an approximately 30-acre site in the City of Lake Forest, Orange County, California.

This chapter includes a brief overview of the requirements pursuant to CEQA, the scope of the environmental analysis, the document's organizational structure and content, and a list of the required discretionary approvals needed to implement the proposed project.

## **Preparation of an Initial Study/Mitigated Negative Declaration**

When a proposed project is a discretionary action and meets the definition of a project under CEQA, the lead agency is required to prepare an environmental impact analysis and disclosure document (State CEQA Guidelines Sections 15377 ["Private Project"] and 15378 ["Project"]). The intent of the document is to: (1) inform the decision-maker, responsible and trustee agencies, and the general public of the environmental effects of the project, and (2) mitigate those effects to the extent feasible in an attempt to reduce all potential impacts to a less-than-significant level.

Unless it is already determined that an environmental impact report (EIR) will be prepared or the proposed project falls within one of the CEQA-defined exemption classes, the lead agency generally starts the documentation process by preparing an IS (State CEQA Guidelines Sections 15250–15253 ["Statutory Exemptions"] and Sections 15300–15332 ["Categorical Exemptions"]). Once completed, the IS provides the lead agency with direction on which type of CEQA documentation is appropriate for a specific project. When an IS determines that a project may result in a potentially significant and unavoidable impact, an EIR is appropriate. For projects that would have little to no effect on the environment, either a categorical exemption or negative declaration is generally appropriate. For projects with a potentially significant impact that can be mitigated to a less-than-significant level and would consequently not result in significant unavoidable impacts, an MND is prepared.

Based on the results of the IS, the City has determined that the proposed project would result in less-than-significant impacts after mitigation is incorporated, and no significant unavoidable impacts would occur. Therefore, the appropriate CEQA compliance document is an IS/MND.

# Requirements of an Initial Study/Mitigated Negative Declaration

The preparation of an IS/MND is governed by two principal sets of documents: CEQA (Public Resources Code [PRC] Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR] Section 15000, et seq.). Specifically, State CEQA Guidelines Section 15063 (“Initial Study”) and Sections 15070–15075 (“Negative Declaration Process”) guide the process for the preparation of an IS/MND. Where appropriate and supportive to an understanding of the issues, reference is made either to the statute, the State CEQA Guidelines, or appropriate case law.

This IS/MND, as required by State CEQA Guidelines Section 15071, contains (1) a brief description of the project, (2) the project location, (3) a proposed finding that the project will not have a significant effect on the environment, (4) a copy of the IS documenting support for the findings, and (5) all mitigation measures to be implemented.

## Environmental Issues Addressed

This IS/MND evaluates the proposed project’s effects on the following resource topics.

- Aesthetics
- Agriculture and forestry resources
- Air quality
- Biological resources
- Cultural resources
- Geology and soils
- Greenhouse gas emissions
- Hazards and hazardous materials
- Hydrology and water quality
- Land use and planning
- Mineral resources
- Noise
- Population and housing
- Public services
- Recreation
- Transportation and traffic
- Utilities and service systems
- Mandatory findings of significance

The environmental setting and impact analysis discussion for each of these topics is provided in Chapter 3, “Environmental Analysis.”

## Document Organization and Content

The content and format of this IS/MND is designed to meet the requirements of CEQA. This report is organized as follows:

- Chapter 1, “Introduction and Overview,” identifies the intent and requirements of the IS/MND and a list of the environmental resources and issue areas to be analyzed.
- Chapter 2, “Project Description,” describes the location, general environmental setting, project background, project components, and the characteristics of the proposed project’s construction and operational phases.

- Chapter 3, “Environmental Analysis,” presents the environmental setting and impact analysis for each resource topic.
- Chapter 4, “References,” identifies all sources and individuals cited in this IS/MND.
- Chapter 5, “List of Preparers,” identifies the individuals who prepared this report and their areas of technical expertise.

This page intentionally left blank.

## Chapter 2

# Project Description and Environmental Setting

---

## Overview

The proposed project would develop up to 250 single- and multi-family attached and detached residential units on an approximately 30-acre project site located at 28201 Rancho Parkway in the City of Lake Forest. Implementation of the proposed project would require the City Council to approve: (1) a General Plan Amendment, (2) a Zone Change to amend the Baker Ranch Planned Community Development Plan and Supplemental Text, (3) a Tentative Tract Map, and (4) a Development Agreement. As part of this project, a Reclamation Plan Amendment would also need to be approved.

Details of the proposed project, including the existing condition, location, project components, and construction, are included in this chapter.

## Existing Setting

### City of Lake Forest

The City is approximately 16.6 square miles and is in Orange County, California, at the site of the historic town of El Toro. The City was incorporated in 1991 and over the last 23 years has been developed as a series of planned communities set among rolling hills, lakes, creeks, and eucalyptus groves. The planned communities that make up the City include Lake Forest, El Toro, Pacific Commercentre, Rancho de los Alisos, Rancho Serrano, Serrano Highlands, Foothills Ranch, Portola Hills, and Baker Ranch (City of Lake Forest 2010a, Land Use Element). Adjacent cities include Irvine on the west, Mission Viejo on the southeast, and Laguna Hills on the southwest. Unincorporated portions of Orange County, including various regional wilderness areas, are located to the north, east, and west.

## Location and Surrounding Land Uses

The project site encompasses 30 acres in the City of Lake Forest. The site is located at 28201 Rancho Parkway, with the closest major intersection being Portola Parkway and Rancho Parkway to the southeast. The assessor's parcel numbers are 104-143-46, -47, and -48. Figure 2-1 provides the general location of the project site.

The project site is bounded on the north by State Route (SR)-241, on the east by Portola Parkway and Saddleback Church, on the south by Rancho Parkway and the City's Sports Park and Recreation Center (under construction), and on the west by light industrial and business park uses. Figure 2-2 shows the project site and the surrounding area.

## Project Site History

The project site was operated by El Toro Materials as a sand and gravel mine for over 20 years. The mined material was initially transferred to the eastern adjoining property via conveyor belt over Portola Parkway. The conveyor belt was removed a few years after mining operations east of Portola Parkway ceased in 2003. A total of approximately one million yards of material have been extracted from the project site. Operational activities also included concrete and asphalt recycling. Broken concrete and asphalt were recycled by grinding the materials, which were then sold as road base. Mining operations were discontinued in 2010 once the site grade was relatively level.

## Existing Site Conditions

The project site is currently owned by Baker Ranch Properties, LLC, and is licensed or leased (hereinafter referred to as “leased”) to approximately 81 licensees and tenants (hereinafter referred to as “tenants”) who use the property as a staging area for construction and landscaping businesses, or for the storage of vehicles, and equipment and materials. Tenants are on a month-to-month parking license or a month-to-month lease.

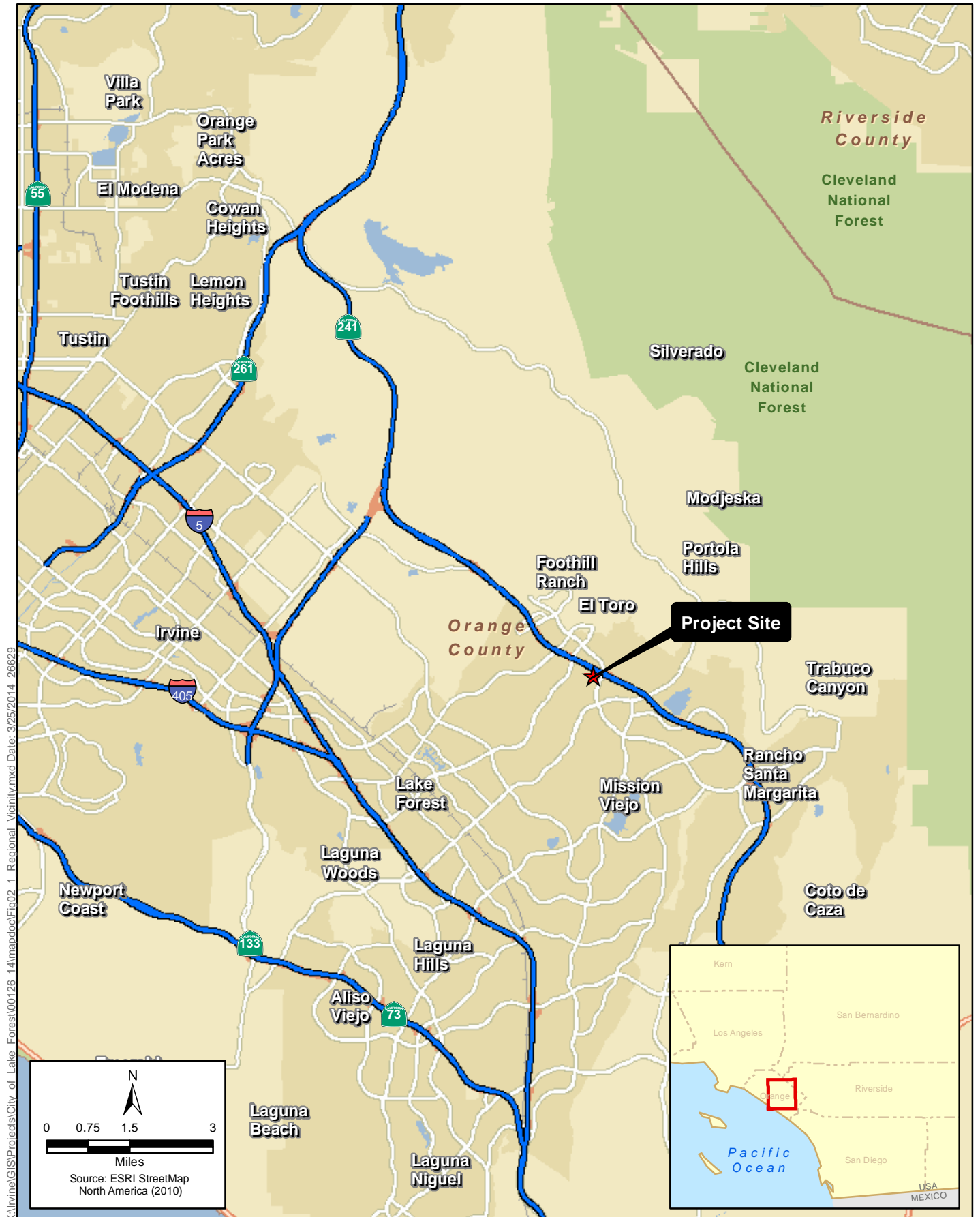
The current configuration of the site is generally a flat to gently sloping area that has been leveled from the site’s past as a sand and gravel mine. The elevation of the project site ranges between 760 and 800 feet above mean sea level. The site has a steep cut slope along the northern boundary that forms a small ridgeline where previously higher topography abutted the SR-241 transportation corridor to the north. Limited areas of vegetation currently exist at the southern perimeter of the central flat area of the site.

An existing 1.8-acre detention basin is located in the northeast portion of the project site and collects the site’s drainage and runoff. Existing site drainage flows southerly and southeasterly toward Rancho Parkway and is conveyed via existing swales easterly toward Portola Parkway and then northerly to the existing detention basin. Overflow from the detention basin is discharged to existing storm drain improvements located in Portola Parkway prior to discharging to Glass Creek, which ultimately discharges into Aliso Creek, approximately 0.5 mile south of the project site.

There are no permanent buildings on the project site. Temporary office trailers are located in the southern portion of the project site and are connected to above-ground septic tanks. Portable restrooms are located throughout the remainder of the property. Both the septic tanks and portable restrooms are pumped on a weekly basis. The site is served by domestic and reclaimed water services, which are currently limited to the area near the main entry. A 2,500-gallon water truck and 2,500-gallon water storage tank are also located on the project site in the southeastern portion. The water is used to control dust on the project site. Additionally, there is a water tower in the southeastern portion of the project site that is used by one tenant to store runoff water collected from irrigating its landscaping container plants. As with the water supply, electricity is provided to tenants near the main entry area. The project site is also surrounded by a 6-foot-tall chain link fence on all sides and contains one access point from Rancho Parkway.

Soil stockpiles on the project site include materials and tailings from past and present activities. Additionally, approximately 2,000 cubic yards of soil from a road project in another Orange County city will be mixed with material on site and used in the grading operation of the project (Appendix A).





**Figure 2-1**  
**Regional Location**  
**City of Lake Forest Baker Ranch Residential Project**







**Figure 2-2**  
**Project Vicinity Map and Existing Conditions**  
**City of Lake Forest Baker Ranch Residential Project**





The site has a mineral resource zone designation of Mineral Resource Zone (MRZ) 2 by the California Geological Survey. MRZ-2 zones are areas where adequate information indicated that significant mineral resources are present or where it is judged that it is a high likelihood for their presence exists. The zone is applied to known mineral deposits or where well developed lines of reasoning, based on economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high. The project site, formerly known as the El Toro Materials Sand and Gravel Operation, has been excavated for sand and gravel and is classified as an important MRZ for Portland cement concrete grade aggregate by the California Department of Conservation (City of Lake Forest 2010a, Recreation and Resources Element.).

## Existing Land Use Designation and Zoning

The proposed project site is designated Commercial with a Mineral Resources Overlay per the General Plan Land Use Element. The Commercial General Plan land use designation includes retail, professional office, and service-oriented business activities serving a community-wide area and population. The Mineral Resources Overlay General Plan land use designation includes important mineral resource areas. The surrounding General Plan land use designations include Commercial to the east and southeast; Regional Park/Open Space to the south; Business Park to the west and southwest; and Light Industrial to the southwest. Figure 2-3 shows the existing General Plan land use designations for the project site.

The proposed project site is currently zoned PC 7—Baker Ranch Planned Community. The PC 7 text provides property development regulations for property located within the Baker Ranch Planned Community. Specifically, the zoning is provided by and described in the Baker Ranch Planned Community Development Plan and Supplemental Text, adopted by the Orange County Board of Supervisors on April 20, 1988, and implemented by the City of Lake Forest since incorporation in 1991. The purpose of the Plan is to provide for the development of the Baker Ranch Planned Community as a coordinated, comprehensive project and to ensure compliance with the spirit and intent of the Planned Community District outlined in Section 7-9-103 of the Orange County Zoning Code. The project site is located within Parcel 3 and is designated as Urban Activity with a Sand and Gravel Overlay Zone by the development plan. The intent of the Urban Activity Center is to integrate a mix of uses including shopping, cultural, civic, entertainment, professional service, industrial, and office park. Permitted uses within the Sand and Gravel Overlay Zone include mining, quarrying, and commercial extraction of rock, sand, gravel, earth, clay, and similar materials as well as concrete batching plants, mixing plants, and the manufacture of concrete products. Figure 2-4 shows the current zoning.

## Project Description

Baker Ranch Properties, LLC (applicant) proposes closure and reclamation of the existing surface mine, and the construction of up to 250 single- and multi-family attached and detached residential units on the approximately 30-acre project site. Proposed housing units are expected to be between 1,500 and 3,300 square feet.

The project site fronts Rancho Parkway; all utilities and public facilities, and certain drainage facilities, to serve the site are in Rancho Parkway and have been stubbed into the project site. There would be a main access road into the project site, which would line up with and be opposite the

entry to the City's Sport Park, which is currently under construction. This would create a four-way signalized intersection with Rancho Parkway. Private roads would provide circulation within the proposed residential development. At the request of the City, the project would also provide a 3,666.28-square-foot (0.084-acre) right-of-way dedication along the eastern edge of the property for the widening of Portola Parkway, in accordance with the City's General Plan Circulation Element. The future construction of the Portola Parkway widening may include retaining walls at the edge of the project site.

## **Tentative Tract Map**

The project also proposes subdividing the project site by way of a tract map, which is shown in Figure 2-5. Approximately 5.8 acres would be subdivided into 64 single-family detached lots generally 47 feet by 75 feet. Approximately 4.9 acres would be subdivided into 53 single-family detached lots generally 55 feet by 65 feet, and approximately 9.2 acres would be subdivided into one pad designated for condominium purposes and would accommodate up to 133 units/lots in either an attached configuration and/or a clustered single-family detached configuration (e.g. "alley loaded"). Additionally, the proposed project would include a recreation area on approximately 0.5 acre of land area, 2 acres of landscape and open space buffers, 5.8 acres for private streets and utility/emergency access, and an existing water quality detention basin on up to 1.8 acres.

## **General Plan Amendment**

Additionally, in order to be in compliance with all applicable plans and policies, the proposed project includes a General Plan amendment to re-designate the western portion of the project site as Low-Medium Density Residential and the eastern portion as Medium Density Residential. The amendment would remove the General Plan Mineral Resources Overlay designation. Figure 2-6 shows the proposed land use designations.

## **Baker Ranch Planned Community Development Plan and Supplemental Text Amendment**

An amendment to the Baker Ranch Planned Community Development Plan and Supplemental Text is also proposed to allow for implementation of detached and attached residential development on the project site's portion of Parcel 3. This would change the current zoning of Urban Activity with a Sand and Gravel Overlay Zone to Residential.

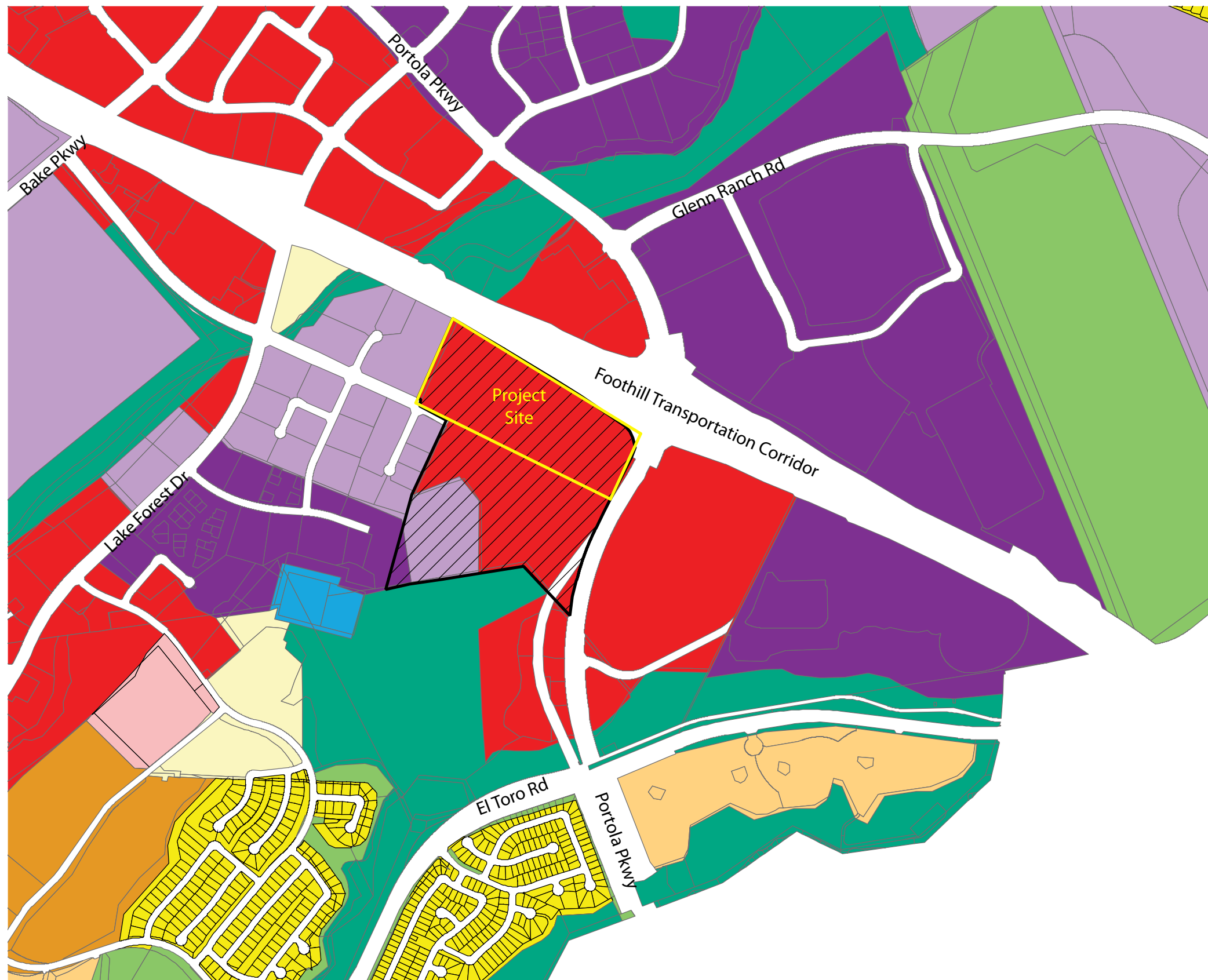
## **Reclamation Plan Amendment**

The project is also proposing an amendment to the reclamation plan so that the project grading plan and the amended reclamation plan would be consistent. Figure 2-7 shows the amended reclamation plan. The reclamation plan would be implemented with the grading of the project site, which would result in the closure of the surface mine in accordance with State law.

## **Project Construction**

The project site would be graded, resulting in up to 61,700 cubic yards of cut and up to 34,340 cubic yards of fill, with the balance of up to 27,360 cubic yards being exported to an appropriate facility or used in construction of other projects as the last phase of mining activity. The grading would include

K:\Irvine\GIS\Projects\City of Lake Forest\00126\_14\mapdoc\Fig02\_3



#### NON-RESIDENTIAL DESIGNATIONS

- COMMERCIAL
- PROFESSIONAL OFFICE
- MIXED-USE
- BUSINESS PARK
- LIGHT INDUSTRIAL
- PUBLIC FACILITY
- COMMUNITY PARK/OPEN SPACE
- REGIONAL PARK/OPEN SPACE
- OPEN SPACE
- LAKE
- TRANSPORTATION CORRIDOR
- MINERAL RESOURCES OVERLAY

#### RESIDENTIAL DESIGNATIONS

- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- LOW-MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

Source: City of Lake Forest

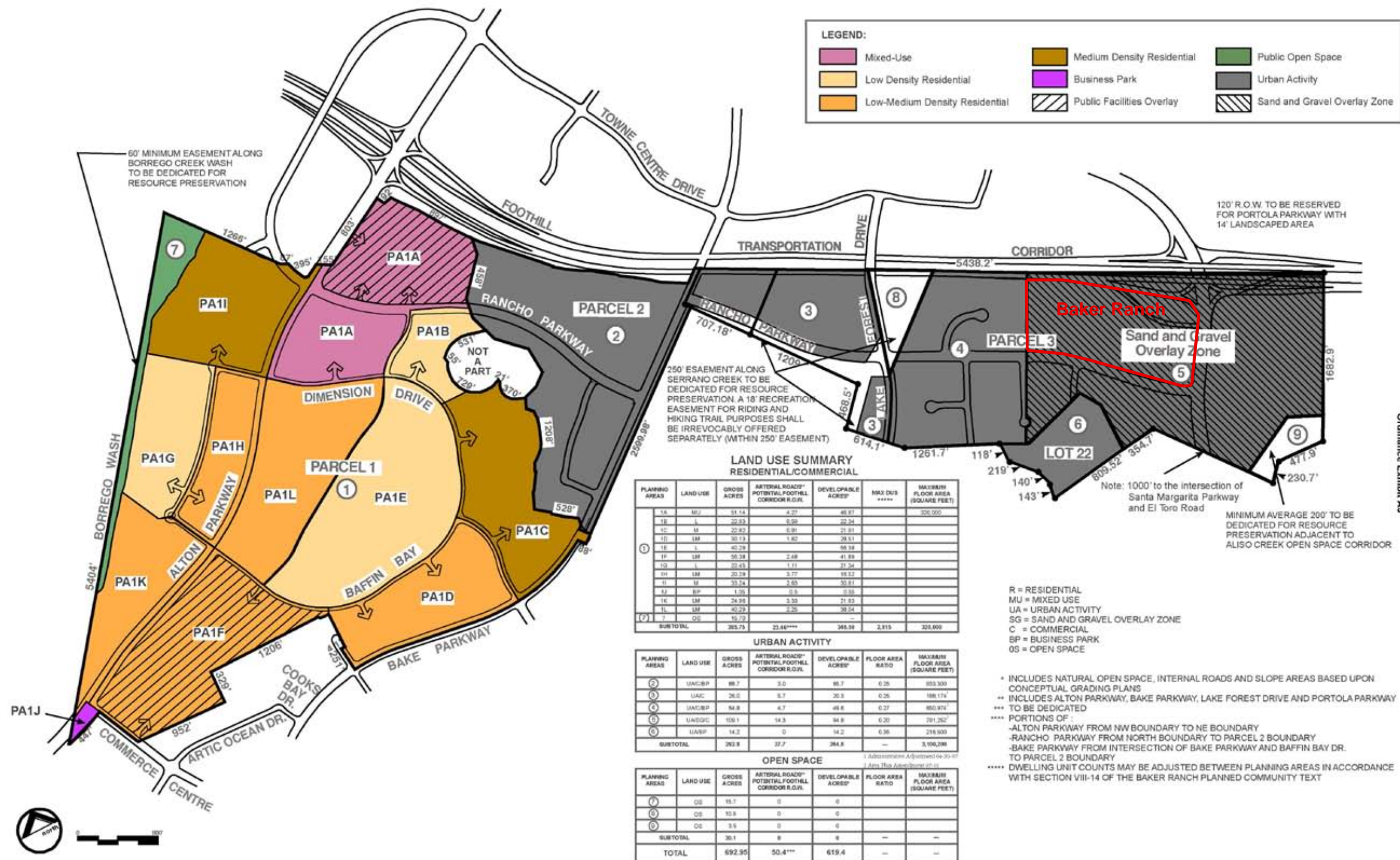


**Figure 2-3**  
**Existing General Plan Land Use Designation**  
**City of Lake Forest Baker Ranch Residential Project**





K:\Irvine\GIS\Projects\00658\_09\mapdoc\2014\



Source: Robert Bein, William Frost and Associates

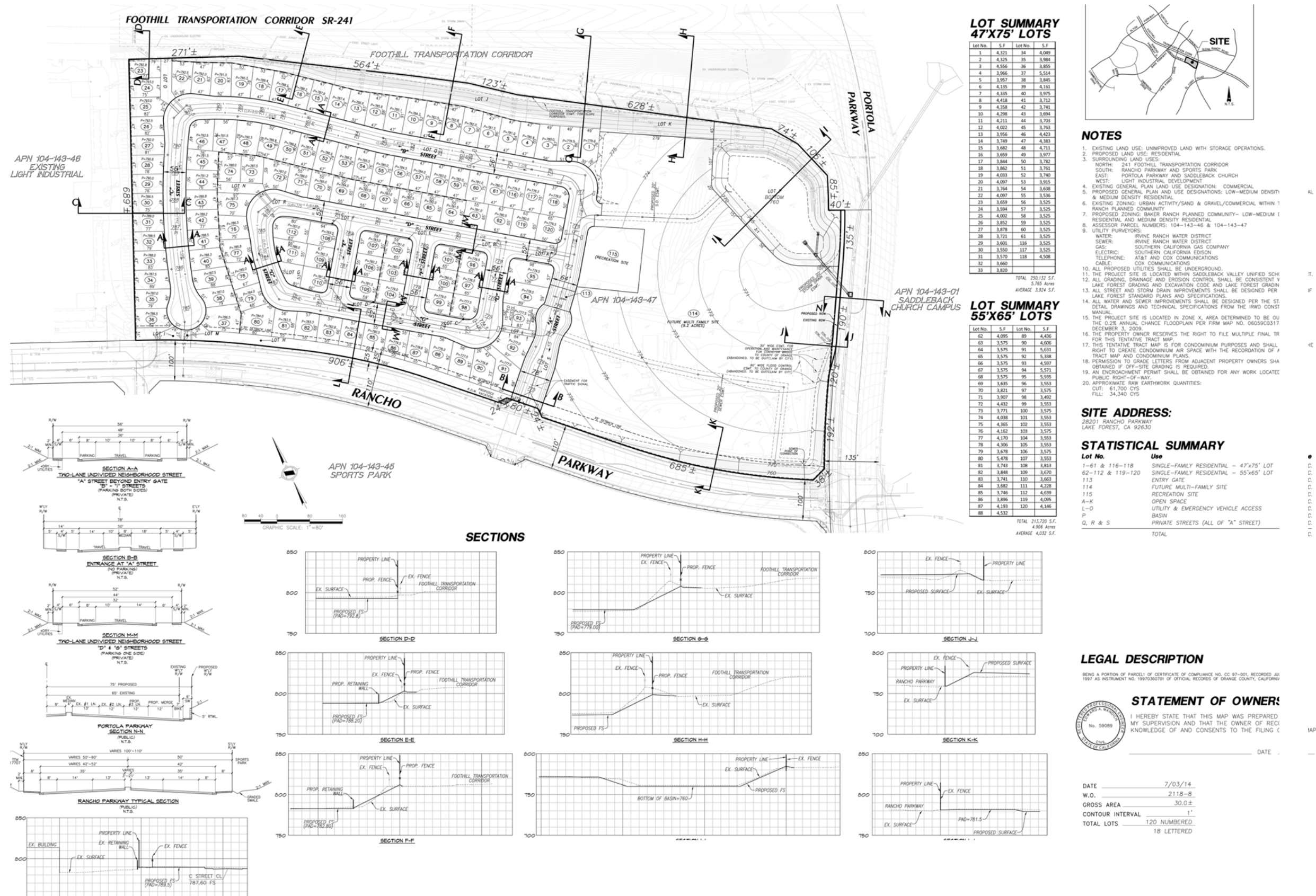


Figure 2-4  
Existing Zoning  
City of Lake Forest Baker Ranch Residential Project





K:\Irvine\GIS\Projects\00658\_09\mapdoc\2014\



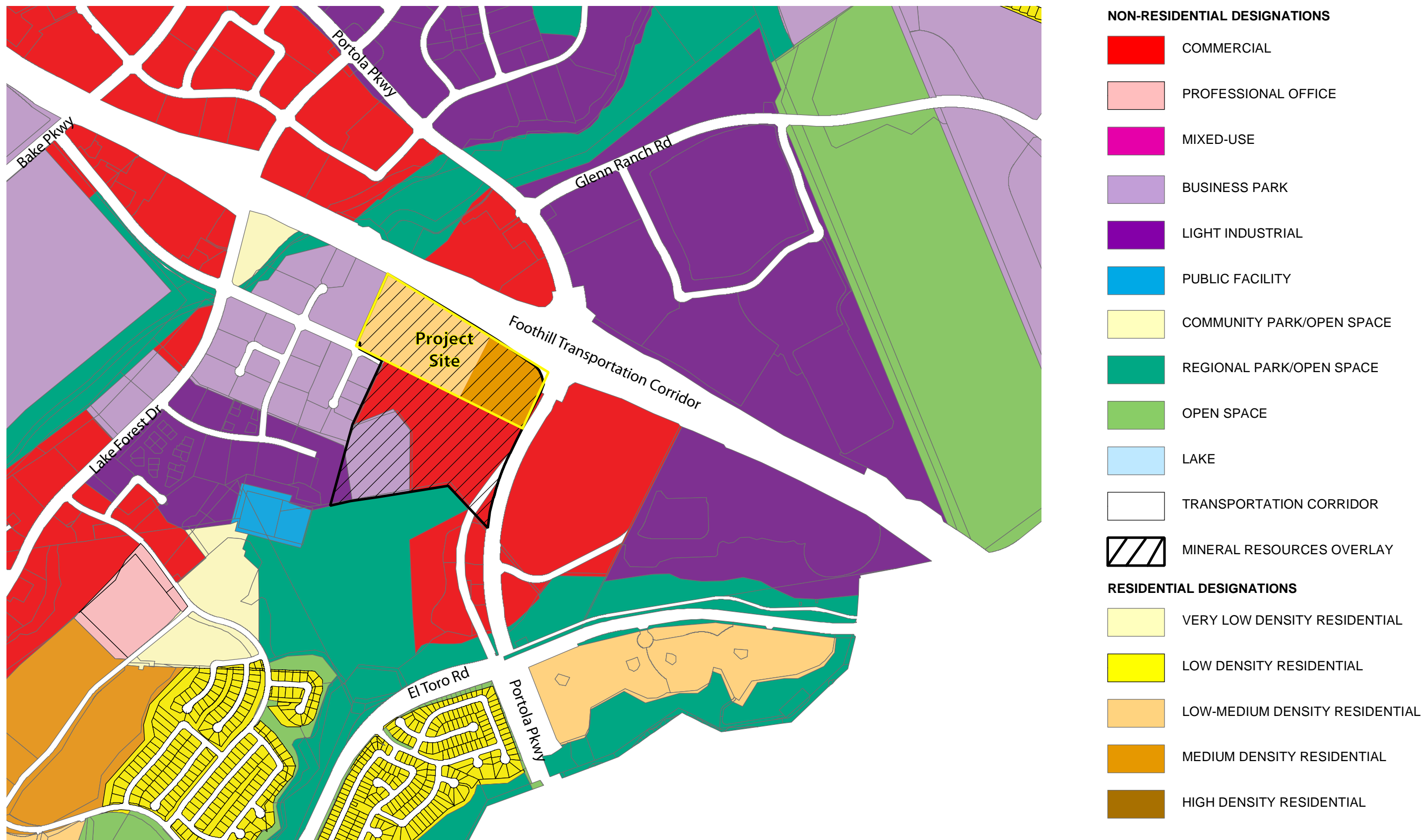
Source: Hunsaker & Associates



Figure 2-5  
Tentative Tract Map  
City of Lake Forest Baker Ranch Residential Project



K:\Irvine\GIS\Projects\City of Lake Forest\00126\_14\mapdoc\Fig02\_6\_ProposedLandUse.ai (04-16-2014) 19316



Source: City of Lake Forest

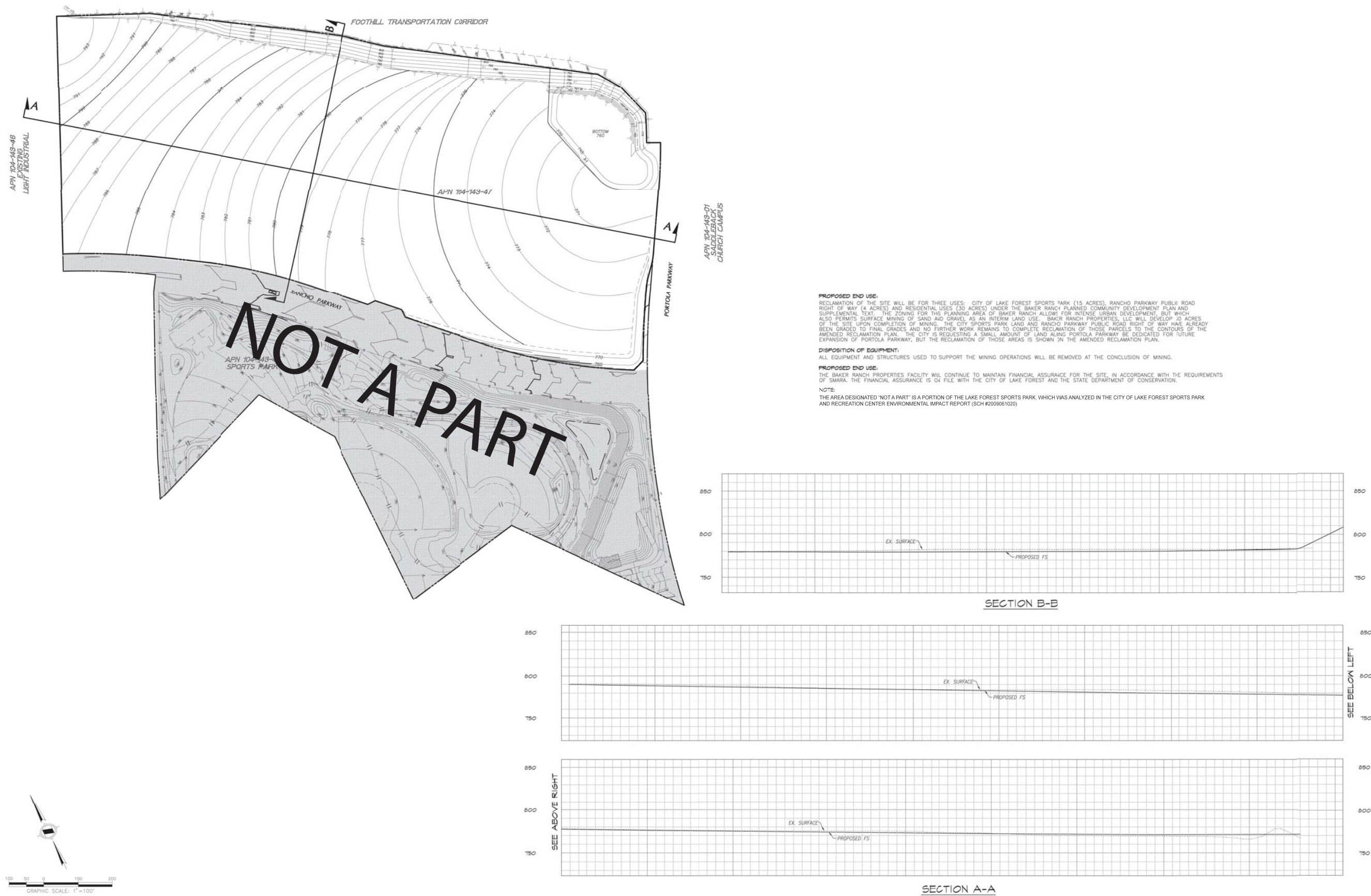


**Figure 2-6**  
**Proposed General Plan Land Use Designations**  
**City of Lake Forest Baker Ranch Residential Project**





K:\Irvine\GIS\Projects\City of Lake Forest\00126 14\mapdoc\Fig02 7 ReclamationPlan.ai (04-18-2014) 19316



Source: City of Lake Forest



**Figure 2-7**  
**Reclamation Plan**  
**City of Lake Forest Baker Ranch Residential Project**





a re-grading of a steep slope area in the north-central and northwestern portion of the project site, adjacent to SR-241. In addition, a retaining wall would be constructed along the north project boundary between approximately Lots 5 and 22. This grading would partially occur within the SR-241 right-of-way and would require an encroachment permit by the California Department of Transportation (Caltrans).

The project would be implemented in one grading phase followed by multiple construction phases for the proposed residential units. The recreation area is expected to be constructed with the first phase of home construction. The existing detention basin may be slightly reconfigured during the grading phase as grading plans and detention capacity are further refined. The purpose of the bioretention/detention basin is to collect and treat low and moderate stormwater runoff from the project site. Higher storm flows will be conveyed to an offsite public storm drain system by overflow pipes when the detention basin reaches capacity. These bioretention and biofiltration treatment methods are designed to provide onsite treatment of stormwater runoff and direct runoff through features such as shallow landscaped depressions that use woody and herbaceous plants to mimic pollutant removal mechanisms that operate in a forested ecosystem. Home construction phasing would be dependent on market conditions, but completion of the construction activities could occur as early as 2 years after the grading and site preparation phase has ended. However, it is anticipated that completion of the project would actually occur up to 4-5 years after issuance of the first building permit. Two to three different housing types are likely to be built and, accordingly, different portions of the project may be under construction at the same time. This would expedite the timeframe for construction of the proposed project.

## Required Discretionary Approvals (City of Lake Forest)

The City of Lake Forest is the lead agency under CEQA and is responsible for permitting the project. The following discretionary approvals would be required to implement the project as proposed.

- Adopt the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and Mandatory Findings of Significance.
- Approve the General Plan Amendment.
- Approve the revisions to the Baker Ranch Planned Community Development Plan and Supplemental Text Amendment (Zone Change)
- Approve the Tentative Tract Map
- Approve the Development Agreement
- Approve the Amendment to the Reclamation Plan

## Other Approvals

### California Department of Transportation

- Approve an Encroachment Permit

This page intentionally left blank.